

# Coopers Grange

BISHOP'S STORTFORD, HERTFORDSHIRE

A beautiful collection of one and two bedroom apartments, and three, four and five bedroom homes nestled in the market town of Bishop's Stortford, Hertfordshire.

**Taylor**  
**Wimpey**

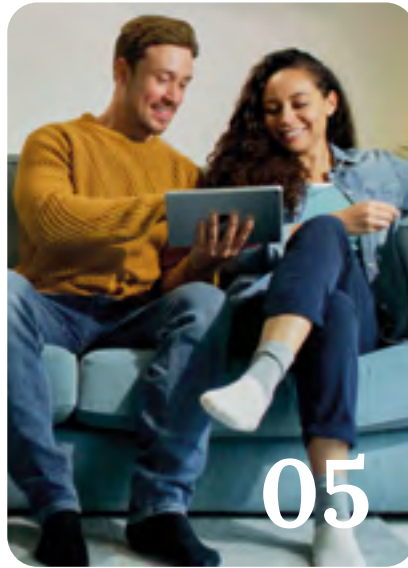
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next step**



# Welcome to Coopers Grange

Nestled in the heart of the Hertfordshire countryside, Coopers Grange is situated in the brand new community of Bishop's Stortford.

The development is surrounded by plenty of green open space. The homes have modern designs and interior layouts to suit a variety of needs.



[→ View the site plan](#)

# Love village life

The popular market town of Bishop's Stortford offers all the essentials, including banks, pharmacies and supermarkets, while a great selection of shops and regular markets cater for most other retail needs.

You can stay active with a walk in nearby Hatfield Forest or along the River Stort and the Grange Paddocks Leisure Centre provides access to a gym and pool.

Local countryside



River Stort



Bishop's Stortford town



[Watch development video](#)



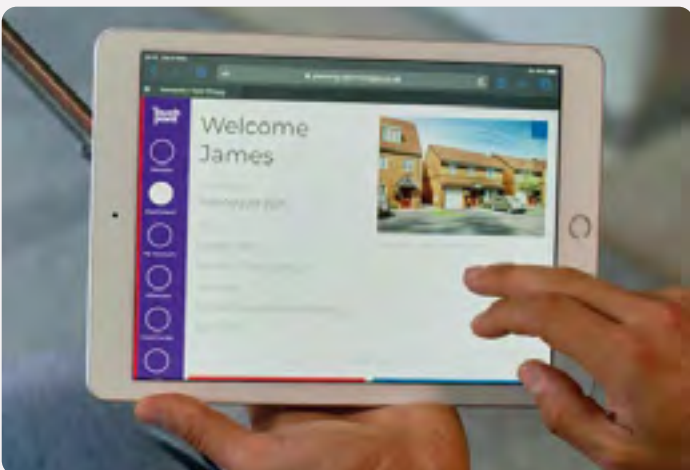
# Personalise your apartment

A new Taylor Wimpey apartment is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our apartments is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our apartments are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your apartment below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in gas hob and integrated hood and extractor fan too.

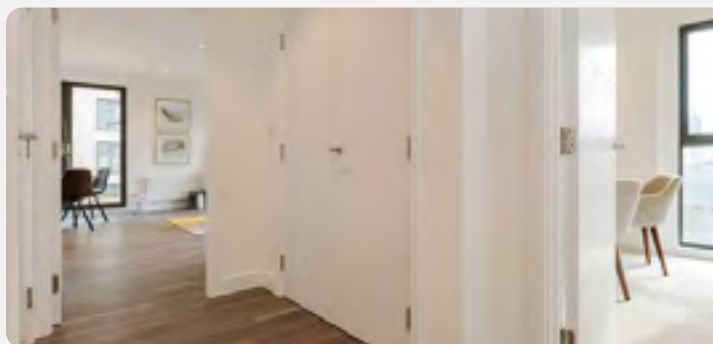
## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Internal doors

Modern, Newark-style doors, complete with polished chrome handles give a sleek, contemporary feel throughout your home. From the main bedroom to the bathroom, each door is of the same high specification.



## Electrics

An intercom system will finish the exterior of your apartment, while inside you can choose if your plug sockets come with or without USB ports. Optical heat and smoke alarms will also be fitted.



All of the specification listed is included in our apartments as standard. For the specification included in our houses, please see the separate house specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

# Specification of our apartments

<b>Kitchen/utilities</b>	
Stainless steel bowl and a half	✓
Postformed laminate worktop with upstand	✓
Single oven	✓
4 burner gas hob	✓
Integrated hood	✓
Stainless steel splashback	✓
Integrated fridge freezer	✓
Integrated dishwasher	✓
Integrated washer/dryer	✓
Fitted kitchen with choice of coloured door frontals	✓
<b>Bathrooms</b>	
Full-height tiling to bath*	✓
Splashback tiling to basin	✓
Shaver socket	✓
White modern sanitaryware	✓
<b>Cloakroom</b>	
Splashback to basin	✓
White modern sanitaryware	✓
<b>Heating/electrical services</b>	
Full central heating/gas fired radiators	✓
Thermostatically controlled radiator valves	✓
Mains operated smoke/heat detectors	✓
White double socket outlets	✓
TV sockets to living room, master and bedroom 2 (if applicable)	✓
<b>Lighting</b>	
Chrome downlights to all wet rooms*	✓
Pendant light fittings to all other rooms	✓
<b>Internal finishes</b>	
White finished internal doors	✓
Ceilings and walls finished in white	✓
White painted internal joinery	✓
White UPVC double glazed windows	✓
Chrome ironmongery	✓
<b>External finishes</b>	
Stainless steel up/down spotlight**	✓
External tap**	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

<b>Kitchen/utilities</b>	
Stainless steel bowl and a half	✓
Postformed laminate worktop with upstand	✓
Single oven	✓
4 burner gas hob	✓
Integrated hood	✓
Stainless steel splashback	✓
Integrated fridge freezer	✓
Integrated dishwasher	✓
Integrated washer/dryer	✓
Fitted kitchen with choice of coloured door frontals	✓
<b>Bathrooms</b>	
Half-height tiling to all walls	✓
Shaver socket	✓
White modern sanitaryware	✓
<b>En suites*</b>	
Full-height tiling to shower wall	✓
Half-height tiling to remaining walls	✓
White modern sanitaryware	✓
Shaver socket	✓
<b>Cloakroom</b>	
Splashback to basin	✓
White modern sanitaryware	✓
<b>Heating/electrical services</b>	
Full central heating/gas fired radiators	✓
Thermostatically controlled radiator valves	✓
Mains operated smoke/heat detectors	✓
White double socket outlets	✓
TV sockets to living room, master and bedroom 2 (if applicable)	✓
<b>Lighting</b>	
Chrome downlights to all wet rooms*	✓
Pendant light fittings to all other rooms	✓
<b>Internal finishes</b>	
White finished internal doors	✓
Ceilings and walls finished in white	✓
White painted internal joinery	✓
White UPVC double glazed windows	✓
Chrome ironmongery	✓
Flooring throughout (from a selected range)	✓
<b>External finishes</b>	
Stainless steel up/down spotlight**	✓
External tap**	✓
Turf to rear garden	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Kitchen	
Upgrade worktops to include upstand	✓
Upgrade coloured door frontals	✓
Upgrade appliances	✓
Bathroom and en suites	
Upgrade tiling	✓
Upgrade to shower over bath	✓
Upgrade shower	✓
Upgrade to towel rail	✓
Security and safety	
Upgrade to room specific downlights	✓
Upgrade to room specific wardrobe	✓
Upgrade to additional sockets	✓
Upgrade flooring	✓



**Find out more**

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# Our homes

→ 1 bedroom apartments

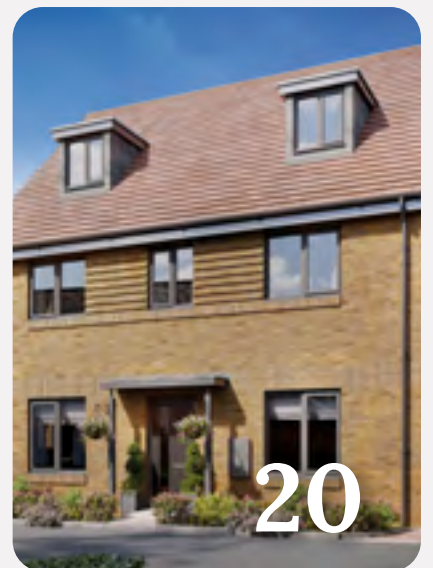
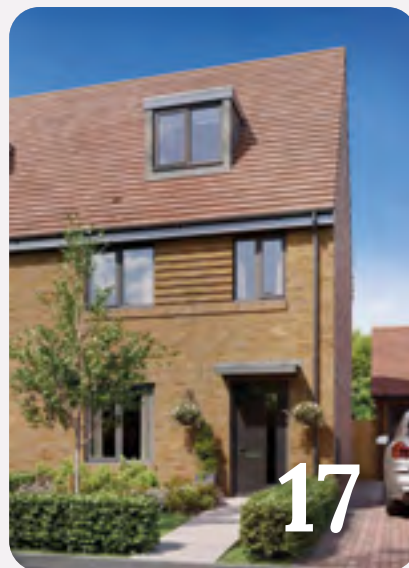
→ 2 bedroom apartments



→ 3 bedroom homes

→ 4 bedroom homes

→ 5 bedroom homes

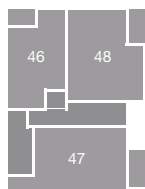


→ [View the site plan](#)

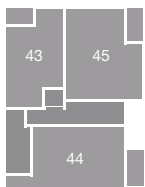


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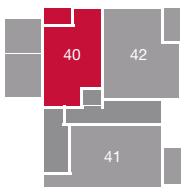
1 BEDROOM APARTMENT, TOTAL 577 sq ft / 53.6m<sup>2</sup>



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**



**PLOT 40**

**Kitchen/Living/Dining Area**

8.58m × 3.22m      28'1" × 10'7"

**Bedroom 1**

4.85m × 2.85m      15'11" × 9'4"



**Discover more about this home**



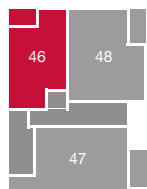
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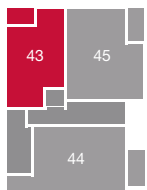


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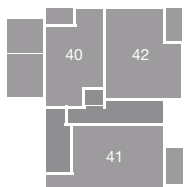
1 BEDROOM APARTMENT, TOTAL 577 sq ft / 53.6m<sup>2</sup>



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



## PLOTS 43 & 46

### Kitchen/Living/Dining Area

8.58m × 3.22m      28'1" × 10'7"

### Bedroom 1

4.85m × 2.85m      15'11" × 9'4"



[Discover more about this home](#)



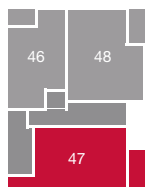
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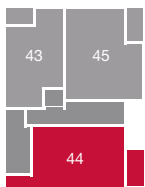


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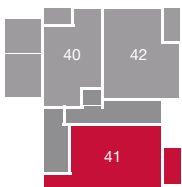
2 BEDROOM APARTMENT, TOTAL 755 sq ft / 70.1m<sup>2</sup>



**SECOND FLOOR**



**FIRST FLOOR**



**GROUND FLOOR**



**PLOTS 41, 44 & 47**

**Kitchen/Living/Dining Area**

6.72m × 5.13m      22'0" × 16'10"

**Bedroom 1**

4.50m × 3.53m      14'9" × 11'7"

**Bedroom 2**

3.41m × 3.35m      11'2" × 11'0"



**Discover more about this home**



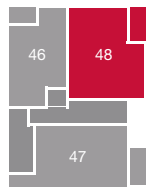
**View our current availability**

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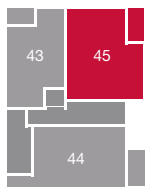


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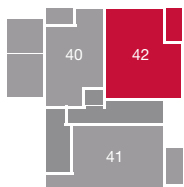
2 BEDROOM APARTMENT, TOTAL 755 sq ft / 71.6m<sup>2</sup>



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



## PLOTS 42, 45 & 48

### Kitchen/Living/Dining Area

6.22m × 3.67m      20'4" × 12'1"

### Bedroom 1

4.17m × 3.04m      13'8" × 10'0"

### Bedroom 2

4.76m × 2.75m      15'8" × 9'0"



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# The Kingdale

3 BEDROOM HOME, TOTAL 1,025 sq ft / 95.2m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

5.41m × 3.35m      17'9" × 11'0"

### Living Room

5.41m × 3.07m      17'9" × 10'1"



## FIRST FLOOR

### Bedroom 1

4.14m × 3.09m      13'7" × 10'2"

### Bedroom 2

3.34m × 2.96m      11'0" × 9'9"

### Bedroom 3

3.43m × 2.37m      11'3" × 7'9"



[Discover more about this home](#)



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# The Colton

3 BEDROOM HOME, TOTAL 1,135 sq ft / 105.4m<sup>2</sup>



## GROUND FLOOR

### Kitchen

3.43m × 2.57m      11'3" × 8'5"

### Living/Dining Area

4.78m × 3.69m      15'8" × 12'2"



## FIRST FLOOR

### Bedroom 2

4.78m × 3.07m      15'8" × 10'1"

### Bedroom 3

2.93m × 2.55m      9'8" × 8'5"



## SECOND FLOOR

### Bedroom 1

6.19m × 3.29m      20'4" × 10'10"

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# The Trusdale

4 BEDROOM HOME, TOTAL 1,226 sq ft / 113.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.09m × 3.58m      20'0" × 11'9"

### Living Room

6.09m × 3.46m      20'0" × 11'4"



## FIRST FLOOR

### Bedroom 1

3.74m × 3.53m      12'4" × 11'7"

### Bedroom 2

3.64m × 2.97m      11'11" × 9'9"

### Bedroom 3

3.05m × 2.53m      10'0" × 8'4"

### Bedroom 4

3.54m × 2.26m      11'7" × 7'5"



[Discover more about this home](#)



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# The Elliston

4 BEDROOM HOME, TOTAL 1,227 sq ft / 114m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

4.89m × 2.90m      16'1" × 9'6"

### Living Room

4.27m × 3.81m      14'0" × 12'6"



## FIRST FLOOR

### Bedroom 2

3.16m × 2.74m      10'5" × 9'0"

### Bedroom 3

2.36m × 2.23m      7'9" × 7'4"

### Bedroom 4

3.32m × 2.45m      10'11" × 8'1"



## SECOND FLOOR

### Bedroom 1

6.67m × 3.89m      21'11" × 12'9"



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# The Wortham

4 BEDROOM HOME, TOTAL 1,505 sq ft / 139.8m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

6.48m × 3.34m      21'3" × 10'11"

### Living Room

5.75m × 3.57m      18'10" × 11'9"



## FIRST FLOOR

### Bedroom 1

4.78m × 3.57m      15'9" × 11'9"

### Bedroom 2

4.35m × 3.10m      14'3" × 10'2"

### Bedroom 3

3.41m × 3.03m      11'3" × 10'0"

### Bedroom 4

3.41m × 3.04m      11'2" × 10'0"



[Discover more about this home](#)



[View our current availability](#)

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# The Lavenham

5 BEDROOM HOME, TOTAL 1,624 sq ft / 150.9m<sup>2</sup>



## GROUND FLOOR

### Kitchen

5.69m × 3.30m      18'8" × 10'10"

### Dining Room

3.20m × 3.06m      10'6" × 10'1"

### Living Room

5.25m × 3.90m      17'3" × 12'10"



## FIRST FLOOR

### Bedroom 1

4.56m × 3.80m      15'0" × 12'6"

### Bedroom 2

3.81m × 3.52m      12'6" × 11'7"

### Bedroom 3

3.40m × 2.68m      11'2" × 8'10"

### Bedroom 4

3.27m × 2.68m      10'9" × 8'10"

### Bedroom 5

2.99m × 2.84m      9'10" × 9'4"



[Discover more about this home](#)



[View our current availability](#)

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# The Garrton

5 BEDROOM HOME, TOTAL 1,803 sq ft / 167.5m<sup>2</sup>



## GROUND FLOOR

### Kitchen/Dining Area

8.34m × 3.46m      27'4" × 11'4"

### Living Room

4.74m × 3.34m      15'7" × 11'0"

### Study

2.73m × 2.31m      9'0" × 7'7"

## FIRST FLOOR

### Bedroom 1

3.98m × 3.34m      13'1" × 11'0"

### Bedroom 4

3.62m × 2.75m      11'11" × 9'0"

### Bedroom 5

2.98m × 2.54m      9'9" × 8'4"

## SECOND FLOOR

### Bedroom 2

4.66m × 3.36m      15'4" × 11'1"

### Bedroom 3

3.65m × 2.84m      12'0" × 9'4"

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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 56070 / June 2023.



# The Wayford

5 BEDROOM HOME, TOTAL 1,836 sq ft / 170.6m<sup>2</sup>



## GROUND FLOOR

### Kitchen

5.58m × 3.35m      18'4" × 11'0"

### Living Room

6.06m × 4.40m      19'11" × 14'6"

### Dining Room

3.39m × 3.06m      11'1" × 10'1"

### Study

3.39m × 2.34m      11'1" × 7'8"



## FIRST FLOOR

### Bedroom 1

3.39m × 3.37m      11'1" × 11'1"

### Bedroom 2

3.67m × 3.47m      12'1" × 11'5"

### Bedroom 3

3.81m × 3.02m      12'6" × 9'11"

### Bedroom 4

4.10m × 2.39m      13'5" × 7'10"

### Bedroom 5

3.22m × 2.33m      10'7" × 7'8"



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The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your Sales Executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. Please speak to our Sales Executives regarding the tenure of our new homes. 56070 / June 2023.

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## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



Please speak to your Sales Executive for further details.

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**Book an appointment**



**How to buy a home**



**COOPERS GRANGE** Off Patmore Close, Bishop's Stortford, Hertfordshire CM23 2PY

**CONTACT US ON 01279 598 373**

# Taylor Wimpey